108.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	816,400 / 816,400
					USE VALUE:	816,400 / 816,400
					ASSESSED:	816,400 / 816,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		LAWRENCE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEILEY GERARD L
Owner 2:	KEILEY ELLEN M
Owner 3:	
Street 1:	4 LAWRENCE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 2180 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7859.000	356,700	700	459,000	816,400
Total Card	0.180	356,700	700	459,000	816,400
Total Parcel	0.180	356,700	700	459,000	816,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.50 | /Parcel: 374.50

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	356,700	700	7,859.	459,000	816,400		Year end	12/23/2021
2021	101	FV	346,100	700	7,859.	459,000	805,800		Year End Roll	12/10/2020
2020	101	FV	346,200	700	7,859.	459,000	805,900	805,900	Year End Roll	12/18/2019
2019	101	FV	261,400	700	7,859.	465,600	727,700	727,700	Year End Roll	1/3/2019
2018	101	FV	262,100	700	7,859.	347,600	610,400	610,400	Year End Roll	12/20/2017
2017	101	FV	262,100	700	7,859.	314,800	577,600	577,600	Year End Roll	1/3/2017
2016	101	FV	262,100	700	7,859.	301,700	564,500	564,500	Year End	1/4/2016
2015	101	FV	255,800	800	7,859.	255,800	512,400	512,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8477

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEILEY GERARD L	29481-310		12/7/1998	Family	1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2011	955	Manual	12,200					REPL WATER DAMAGED
2/1/2005	63	Redo Bat	5,500	C		G6	GR FY06	
6/16/2003	659	Addition	92,800	C		G6	GR FY06	25X38 2ND STRY ADD
3/7/2001	132	Redo Kit	15,000	C				
4/17/1998	209	AbvGrd.	1,500					ADD 15FT AGP

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Inspected	CC	Chris C
8/31/2018	MEAS&NOTICE	CC	Chris C
12/13/2008	Meas/Inspect	345	PATRIOT
7/18/2005	Permit Visit	BR	B Rossignol
12/4/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
7/26/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7859		Sq. Ft.	Site		0	70.	0.83	5									459,039						459,000	

USER DEFINED

User Acct	68982
GIS Ref	
GIS Ref	
Insp Date	10/11/18
	!8477!

PRINT

Date	Time
12/30/21	07:24:12

LAST REV

Date	Time
10/16/18	08:36:22
apro	

Prior Id # 1:	68982
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.18042	Total SF/SM:	7859	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	459,039	Spl Credit		Total:	459,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22947025
Const Adj.:	0.99297005
Adj $ / SQ:	158.708
Other Features:	96000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438199
Depreciation:	81505
Depreciated Total:	356694

COMMENTS

PDAS/ SINK AND SHOWER IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	2001
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

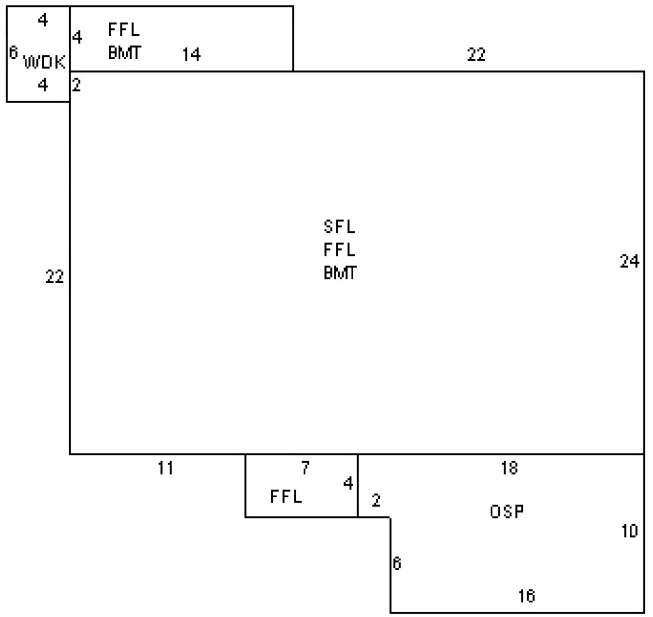
No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.71
Special Features:	0	Val/Su Net:	121.99
Final Total:	356700	Val/Su SzAd	196.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	948	158.710	150,455
BMT	Basement	920	53.710	49,410
SFL	Second Floor	864	158.710	137,123
OSP	Screen Porch	168	28.750	4,830
WDK	Deck	24	15.890	381

Net Sketched Area:	2,924			Total:	342,199
Size Ad	1812	Gross Area	2924	FinArea	2180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	16	A	AV	1990	57.03	T	23.2	101			700			700
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700